



## PLANNING COMMISSION AGENDA

October 13, 2014

6:00 P.M. CITY HALL

### I. ANNOUNCEMENTS:

---

### II. MINUTES:

Approval of the September 5, 2014 Pre-Planning Meeting Minutes  
Approval of the September 8, 2014 Planning Commission Meeting Minutes  
Approval of the September 15, 2014 Planning Commission Workshop Minutes  
Approval of the October 10, 2014 Pre-Planning Commission Minutes

---

### III. PUBLIC HEARING-SWEARING IN:

*"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".*

---

### IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

#### A. PC14-724PCM, Fence Modification, 106 E Commerce Street

The Applicant is requesting approval of a modification to Section 821 of the Land Management Code (LMC) entitled, *Fences, Walls and Hedges*, in order to construct a 16' tall fence in the Downtown Commercial/Residential (DB) zoning district. (NAC #12)(Love)

**B. PC14-056FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Lots 1A & 1B, Section I, East Street Industrial Park**

The Applicant is requesting approval of a combined Forest Stand Delineation and Preliminary Forest Conservation Plan in association with the final subdivision plat for Lot 1. The Applicant is requesting a payment in lieu of afforestation. (NAC #7)(Mark)

**C. PC14-533FSI, Final Site Plan, St. Katharine's Church**

The Applicant is requesting final site plan approval for the construction of a 19,000 square foot church at the corner of Opossumtown Pike and Willowbrook Road. (NAC #3)(Marsh)

---

**V. CONTINUANCES:**

**D. PC14-433FSI, Final Site Plan Tract 2 Business Offices/Outpatient Treatment & Tract Group Home**

The Applicant is requesting a 30 day continuance to the November 10, 2014 public meeting. (NAC #9)(Marsh)

**E. PC14-435FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Tract 2 Business Offices/Outpatient Treatment & Tract 3 Group Home**

The Applicant is requesting a 30 day continuance to the November 10, 2014 public meeting. (NAC #9)(Marsh)

**F. PC14-434FSU, Final Subdivision Plat, Tract 1 & Tract 2**

The Applicant is requesting a 30 day continuance to the November 10, 2014 public meeting. (NAC #9)(Marsh)

---

**VI. OLD BUSINESS:**

**G. PC14-527ZMA, Zoning Map Amendment, 731 N. Market Street**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the application of the Institutional (IST) floating zone to the subject property for the purposes of establishing a Religious, Social Mission.

*This is the first of two required public hearings for this item. (NAC #7)(Dunn)*

---

**VII. NEW BUSINESS:**

**H. PC14-638FSI, Final Site Plan, Northampton Manor**

The Applicant is requesting final site plan approval for the construction of a 154 square foot addition to the existing facility located at 200 E. 16<sup>th</sup> Street.

The Applicant is also requesting a modification to Section 821 of the Land Management Code (LMC) entitled, *Fences, Walls, and Hedges*. (NAC #7) (Reppert)

**I. PC14-522FSI, Final Site Plan, MedImmune**

The Applicant is requesting final site plan approval for the construction of a 28,958 square foot addition to the existing building as well as a 9,710 square foot mechanical penthouse at 636 Research Court.

The Applicant is also requesting a modification to Section 605 of the LMC entitled, *Landscaping Standards*. (NAC #10)(Reppert)

**J. PC14-526FSCB, Combined Forest Stand Delineation/Preliminary Forest Conservation Plan, MedImmune**

The Applicant is requesting approval of a Combined Forest Stand Delineation and Preliminary Forest Conservation Plan in association with the MedImmune final site plan. The Applicant is proposing to mitigation through street tree credits and a payment in lieu of afforestation. (NAC #10)(Reppert)

**K. PC13-813FSU, Final Subdivision Plat, Lots 1A & 1B, Section I, East Street Industrial Park**

The Applicant is requesting approval of a final subdivision plat for the resubdivision of Lot 1 into Lots 1A and 1B, East Street Industrial Park located at 600 N East Street

The Applicant is also requesting approval of a modification to Section 606 of the Land Management Code (LMC), entitled *Lots and Blocks* as well as a recommendation to the Mayor and Board of Aldermen for the deferral of road frontage improvements in accordance with Section 506, *Assurance for Public Improvements*. (NAC #7)(Mark)

**L. PC14-220PSU, Preliminary Subdivision Plat, West Park Village**

The Applicant is requesting approval of a preliminary subdivision plat for West Park Village in accordance with the approved Mixed-Use master plan for the property located at 5901 Old National Pike.

The Applicant is also requesting approval of modifications to Section 607 and 611 of the Land Management Code (LMC) entitled, *Landscaping Standards* and *Street Improvement Standard*, respectively as well as a recommendation to the Mayor and Board of Aldermen for the deferral of road frontage improvements in accordance with Section 506, *Assurance for Public Improvements*. (NAC #8)(Mark)

**M. PC14-221FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, West Park Village**

The Applicant is requesting approval of a combined Forest Stand Delineation and Preliminary Forest Conservation Plan in association with the preliminary subdivision plat for West Park Village. The Applicant is proposing to mitigate through a combination of street tree credits and onsite afforestation. (NAC #8)(Mark)

**N. PC14-118FSI, Final Site Plan , Frederick Towne Center**

The Applicant is requesting final site plan approval for the redevelopment of the Frederick Towne Mall to include a 155,000sf big box store, a 40,000sf pad site, and two 6,000sf pad sites.

The Applicant is also requesting approval of modifications to Sections 605 and 607 of the Land Management Code (LMC) entitled, *Landscaping Standards*, and *Parking and Loading Standards*, respectively as well as a modification to Section 25 of the City Code, the Floodplain Ordinance. (NAC #5)(Mark)

**O. PC14-119FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Frederick Towne Center**

The Applicant is requesting approval of a combined Forest Stand Delineation and Preliminary Forest Conservation Plan in association with the final site plan for the redevelopment of the site. The Applicant is proposing to mitigate through a combination of forest retention and payment in lieu of afforestation. (NAC #5)(Mark)

**P. PC14-720ZTA, Text Amendment, Small Scale Craft Distilleries/Breweries/Wineries**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for amendments to Section 404, Table 404-1 of the Land Management Code (LMC) entitled, the *Use Matrix*, for the puprpose of estabilhsing small scale craft distiliery/winer/brewery as a permitted use in the Downtown Commercial/Residential (DB) zoning district. (Dunn)

**Q. PC14-629ZMA, Zoning Map Amendment, Shaver/Johnson Farm (Renn Farm)**

The Historic Preservation Commission is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the placement of a Historic Preservation Overlay (HPO) on a portion of the Shaver/Johnson Farm also known as the Renn Farm. (NAC #12)(Mroszczyk Murphy)

Approved for release by  on 10/6/14

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at [www.cityoffrederick.com](http://www.cityoffrederick.com). The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at [www.cityoffrederick.com](http://www.cityoffrederick.com). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital status, veteran status or any other legally protected group in employment or in the provision of services.